

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending March of 2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	CIN NO. U00500BR1999PTC008744	Name of Firm	SURYA BUILDCONS PRIVATE LIMITED
Firm Address :	O/28 ASHINA NAGAR COLONY , PHASE-1 ASHIANA , PATNA, BIHAR, INDIA - 800025		
Total Experience of promoter in Real Estate sector			
Total Experience in Real Estate after Implementation of RERA	05 YEARS		
No of Project done Before Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		
No of Project done After Implementation of RERA	1. Residential 2. Commercial 3. Residential- cum Commercial 4. Plotted project		

II. PARTICULARS OF PROJECT			
Project Registration Number :	BRERAP84609-2/1064/R-806/2019	Name of Project/Phase of Registered Project	PRITHVI TOWER
Name of Promoter	SURYA BUILDCONS PRIVATE LIMITED	Project Address	VIJAY SINGH YADAV ROAD, KHAGAUL, PATNA(PLOT NO.- 209(P), KHATA NO.- 239, MAUZA- MUSTAFAPUR
Name of Co-promoter	N/A		
Project Registration is valid up to	15/05/2024		
Starting date of Project or Phase of the Project	31/10/2019		
Type of Project or Phase of the Project	Residential		
Period of validity of map by the Competent Authority	25/08/2024		

SURYA BUILDCONS PVT. LTD.

Akhilendra Singh

MANAGING DIRECTOR

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS

Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share - FLAT-15	Total Number of Apartments in Landowner's share - FLAT-14
	1. 1 BHK				1. Booked / Allotted -04	3. Booked/ Allotted-NIL
	2. 2 BHK, -	11	7822.00	29		
	3. 3 BHK	18	16452.00		2. Sold-NIL	Sold -NIL
	4. Shop					
	5. Bungalow				Percentage of booking 26.66%	Percentage of booking 0%
	6. Plot etc.					

If the booking percentage exceeds 50% of the total booking then Information about formation of association of allottees.

Association of allottees name

Details of allottees - Name, Address, Email id (if any), contact number.

These details may not be available to common people

Name	Address	contact number	Email id (If any)
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IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES

Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	- 04
	29	2. Sold	- NIL

v. DETAILS OF BUILDING APPROVALS

(If already filed along with Registration Application, then there is no need of further filing)

S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	N/A			
2.	Fire N.O.C.	DIG HG & FS CUM STATE FIRE OFFICER, BIHAR, PATNA		22-05-2019	
3.	Water Supply Permission	N/A			
4.	NOC from Airport Authority of India	N/A			
5.	Other Approval(s), if any, required for the Project.	N/A			

SURYA BUILDCONS PVT. LTD.

Akhilendra Kumar

MANAGING DIRECTOR

VI. CONSTRUCTION PROGRESS OF THE PROJECT

1. Plan Case No. PMAA/PRN/MUSTAFAPUR/KHAGAUL/B+G+6/34/2019

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	
2.	Basements (if any)	100%	
3.	Podiums (if any)	N/A	
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100% 100% 100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95% 95%	30-04-2025 30-04-2025
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95% 95% 95%	30-04-2025 30-04-2025 30-04-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95% 100% 100%	30-04-2025

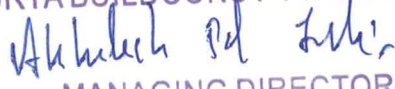
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Abhishek K. Jha
MANAGING DIRECTOR

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	95%	30-04-2025
		100%	30-04-2025
		95%	30-04-2025
			28-12-2025
	Any other activities		

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	60%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	95%	30-04-2025
4.	Storm Water Drains	YES	95%	30-04-2025
5.	Landscaping & Tree Planting	YES	95%	30-04-2025
6.	Street Lighting	YES	95%	30-04-2025

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7.	Community Buildings	NO		
8.	Treatment and Disposal of Sewage and Sullage Water	YES	50%	30-04-2025
9.	Solid Waste Management & Disposal	YES	0%	30-04-2025
10.	Water Conservation / Rain Water Harvesting	YES	80%	30-04-2025
11.	Energy Management	YES	95%	30-04-2025
12.	Fire Protection and Fire Safety Requirements	YES	95%	30-04-2025
13.	Closed Parking	YES	100%	
14.	Open Parking	NO		
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0%	
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			

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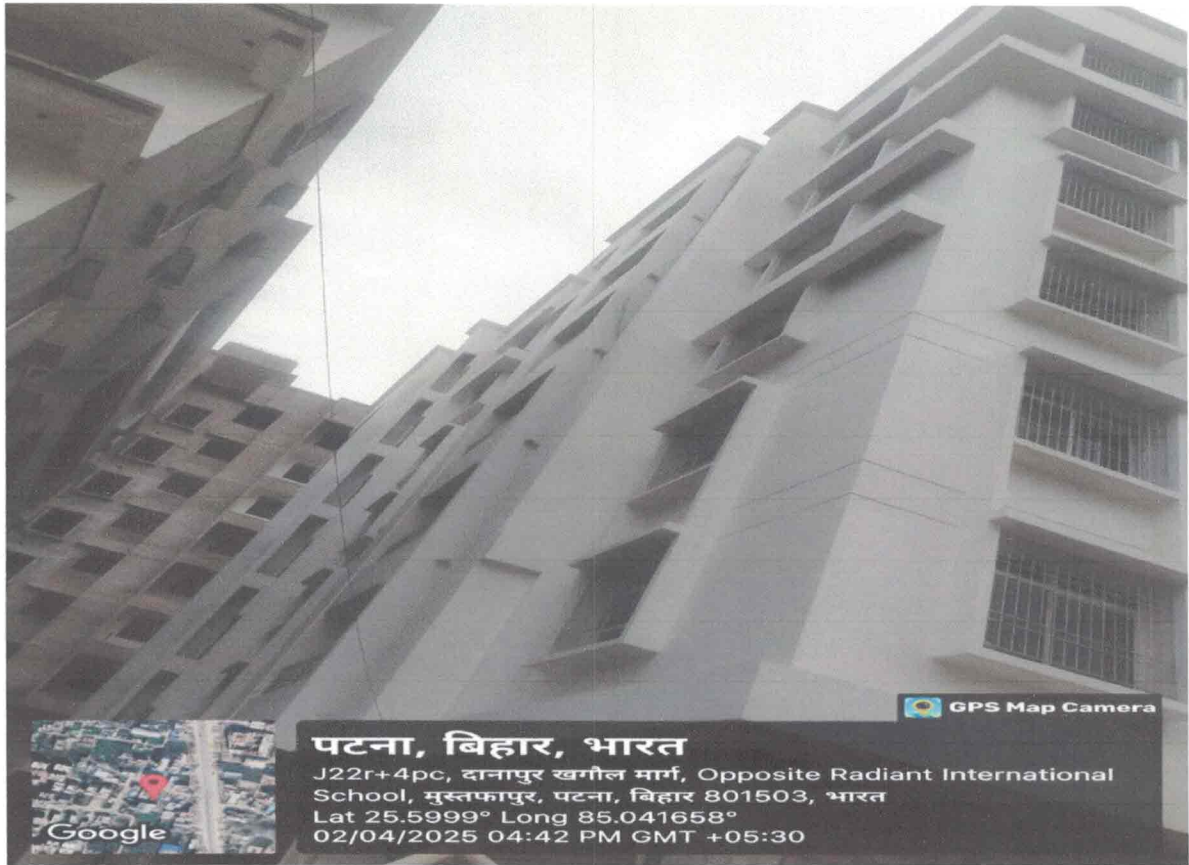
MANAGING DIRECTOR

7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF(EACH BLOCK) OF THE PROJECT			
(A)	Sr. No.		
	1.	Front Elevation	Attach
	2.	Rear Elevation	Attach
	3.	Side Elevation	Attach
(B)		Photograph of each floor	



SURYA BUILDCONS PVT. LTD.
 Managing Director
 MANAGING DIRECTOR



SURYA BUILDCONS PVT. LTD.
Akhilendra Singh
MANAGING DIRECTOR

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	31210200000445
2.	Estimated Cost of the Project including land cost at the start of the Project	5,96,00,000=00
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	5,00,00,000=00
4.	Any Variation in Development Cost which is declared at the start of the Project.	N/A
5.	Amount received during the Quarter	48,48,949=00
6.	Actual Cost Incurred during the Quarter	13,29,380=00
7.	Net amount at end of the Quarter	48,72,099=00
8.	Total expenditure on Project till date	3,12,96,702=00
9.	Cumulative fund collected till the end of Quarter in question	1,22,83,200=00
10.	Cumulative expenditure done till the end of Quarter in question	3,12,96,702=00

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	NO
2.	Name of Parties	NO
3.	No of Execution Cases against this project Case No. Name of Parties	NO
4.	No of Suo - Moto cases against this project Case No. Name of Parties	NO
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	NO
B	Sale/Agreement for Sale during the Quarter	

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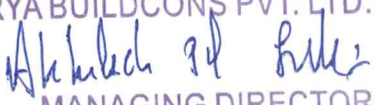
Akhilendra P. Kumar
MANAGING DIRECTOR

1.	Sale Deed	03
2.	Agreement for Sale	NIL
3.	No. of possessions given to allottees	NIL
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

XIV UNITS ALLOCATION DETAILS		
Total Number of sanctioned apartments 1 BHK- 2 BHK -11 3 BHK-18 4 BHK- Shop- Bungalow - Plot etc	Details of allotment made so far with Flat number/ Bungalow - Plot etc	
	FLAT NO.	FLAT TYPE
	201	2BHK
	205	3BHK
	402	3BHK
	502	3BHK
Cancellation of flat allotment, If any with Flat number/ Bungalow - Plot etc		
XV. BROCHURE /Prospectus		
XVI Grievance Redressal Officer Name : AKHILESH PRASAD SINGH Contact No : 9431016623 Email id : suryabuildcons@gmail.com Address : AT+P.O.- SURYA VIHAR COLONY, ASHIANA NAGAR, PATNA.800025		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

SURYA BUILDCONS PVT. LTD.

MANAGING DIRECTOR

Signature of Promoter

Name:

Date:

FORM No. 1
ARCHITECT'S CERTIFICATE
(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money
from Designated Account)

Date- 12-04-2025

To,
SURYA BUILDCONS PRIVATE LIMITED.,
Director- AKHILESH PRASAD SINGH
AT+P.O.- SURYA VIHAR COLONY, ASHIANA NAGAR, PATNA. - 800025

Subject: Certificate of Percentage of Completion of Construction Work of "PRITHVI TOWER" No. of Building(s)/ **01** Wing(s) of the Phase of the Project Registration No- BRERAP84609-2/1064/R-806/2019 situated on- VIJAY SINGH YADAV ROAD, KHAGAUL, PATNA, the Plot bearing **Khata No. 239** , Plot No. 209 , demarcated by its boundaries (Latitude and longitude of the end points) **26°36'95.77, 86°05'86.90"** to the **North**, Division- **PATNA** , Village- **Danapur**, Block- **Danapur**, District- **Patna** , admeasuring **1163.08** sq. mts area being developed by the Promoter SURYA BUILDCONS PRIVATE LIMITED.,

Sir ,

I **Rohit Kumar** have undertaken assignment as Architect / Licensed Surveyor of certifying Percentage of Completion of Construction Work of the "**PRITHVI TOWER**" Building(s)/ **01** Wing(s) of thePhase of the Project, situated on VIJAY SINGH YADAV ROAD, KHAGAUL, PATNA Bihar ,the Plot bearing **Khata No. 239** , Plot No. 209, Division- **Danapur** , Village- **Patna**, Block- **Danapur**, District- **Patna** ,admeasuring **1163.08** sq. mts. area being developed by the Promoter SURYA BUILDCONS PRIVATE LIMITED.,

Following technical professionals are appointed by Owner/ Promoter:

Shri **Rohit Kumar** as L.S./Architect;

Shri **Mukesh Kumar** as Structural Consultant

Shri as Mechanical/ Electrical / Plumbing Consultant (MEP)

Shri as Site Supervisor

Based on Site Inspection , with respect to each of the Building/ Wing of the aforesaid Real Estate Project , I certify that as on the date of this certificate, the Percentage of Work done for each of the building/ Wing of the Real Estate Project as registered vide number - BRERAP84609-2/1064/R-806/2019

under Bihar RERA is as per table A herein below. The Percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

Table-A

Building/ Wing number Prithvi Tower (to be prepared separately for each building / wing of the project)

S. No.	Task/Activity	Percentage of Actual Work Done	Projected date of completion (DD/MM/YYYY)
1.	Excavation(if any)	100%	
2.	Basements(if any)	100%	
3.	Podiums(if any)		
4.	Plinth	100%	
5.	Stilt Floor	100%	
6.	Slabs of Super Structure	100%	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	100%	
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	95%	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	95%	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	95%	
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/splint protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other	90%	

Rohit Kumar

ROHIT KUMAR
(Architect)
CoA No.-CA/2020/125292

TABLE B

Internal and External Development Works in respect of the entire Registered Phase.

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Projected date of completion (dd/mm/yyyy)
1.	Internal Roads &Footpaths	YES	100%	
2.	Water Supply	YES	100%	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	95%	
4.	Storm Water Drains	YES	95%	
5.	Landscaping YES Planting	YES	95%	
6.	Street Lighting	YES	95	
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			
9.	Solid Waste Management & Disposal	YES	0%	
10.	Water Conservation/Rain Water Harvesting	YES	100%	
11.	Energy Management	YES	100%	
12.	Fire Protection and Fire Safety Requirements	YES	95%	
13.	Electric Meter Room			
14.	Any Other Amenities			

Yours Faithfully,

*Rohit Kumar***ROHIT KUMAR**

Signature & Name (IN BLOCK LETTERS) of L.S/ Architect

(Registration No./License No.....)

CA/2020/125292

ROHIT KUMAR

(Architect)

CoA No.-CA/2020/125292

ENGINEER'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account-Project Wise)

Date—11/04/2025

To,

SURYA BUILDCONS PRIVATE LIMITED

Director Name-AKHILESH PRASAD SINGH

AT+P.O.- SURYA VIHAR COLONY, ASHIANA NAGAR, PATNA: BR 800025 IN

Subject : Certificate of Cost Incurred for Development of [Project
Name] **PRITHVI TOWER** for Construction of

Residential building(s)/ 01_Wing(s) of the first Phase (Bihar

RERA Registration Number) situated on the plot bearing C.S.No...209../ Khata

No.239 ./Survey no./Thana No. 36...../ Tauzi No...../

Plot No. 209 demarcated by its boundaries (latitude-25.600116 and longitude -
85.041612 of the end points) Mustafapur Village Block
Danapur Division patna District patna PIN
Admeasuring 2874.24 sq.mts. area being developed by

[Promoter] SURYA BUILDCONS PRIVATE LIMITED

Ref: Bihar RERA Registration Number BRERAP84609-2/1064/R-806/2019

Sir,

I, We MUKESH KUMAR GUPTA have undertaken assignment of certifying Cost for the Subject Real Estate Project registered under RERA, Bihar of Residential Building(s)/ 01 Wing(s) of the Phase situated on the plot bearing/ CTS No. /Survey No./ Plot No. 209 of Mustafapur Village Block Danapur Division Danapur District Patna PIN admeasuring 2874.24 sq.mts. area being developed by [Owner /Promoter]
Following technical professionals are appointed by Owner / Promoter :-

- (i) M/s /Shri/Smt. as L.S. / Architect;
- (ii) M/s /Shri/Smt. MUKESH KUMAR GUPTA as Structural Consultant
- (iii) M/s /Shri/Smt. as MEP Consultant
- (iv) M/s /Shri/Smt. as Quantity Surveyor*

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the building(s) of the project. Our estimated cost calculations are based on the Schedule of rates (name of the schedule of Rates)----- and Drawings/plans made available to us for the project under reference by the Developer and Consultants and the quantity for the entire work as calculated by MUKESH KUMAR GUPTA Quality Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

Mukesh Kumar Gupta
Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department

3. The Estimated Cost Incurred till date is calculated at Rs. ---3,50,000,00/--- (Total of Table A and B). The amount of Estimated Cost incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the building(s) of the subject project to obtain Occupation Certificate/ Completion Certificate from _____ (planning Authority) is estimated at Rs. ___1,50,000,00___ (Total of Table A and B).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE-A

Building/Wing bearing Number _____ or called _____
(To be prepared separately for each Building/Wing of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the building/wing as on ___13/02/2023___ date of Registration is	Rs. <u>5,00,000,00/-</u>
2.	Cost incurred as on ___11/04/2025___ (Based on the Estimated cost)	Rs. <u>3,50,000,00/-</u>
3.	Work done in Percentage (As Percentage of the estimated cost)	<u>70</u> %
4.	Balance Cost to be Incurred (Based on Estimated Cost)	Rs. <u>1,50,000,00</u>
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A)	Rs. _____

Mukesh K. Gupta
Mukesh Kumar Gupta
Certified Civil Engineer
Urban Development and Housing Department
Reg. No. -BR/UDHD/CE/23-0231

TABLE-B

(To be prepared for the entire registered phase of the Real Estate Project)

Sr. No.	Particulars	Amounts
1.	Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on _____ date of Registration is	Rs. <u>5,00,000,00/-</u>
2.	Cost incurred as on _____ (Based on the Estimated cost).	Rs. <u>3,50,000,00/-</u>
3.	Work done in Percentage (As Percentage of the estimated cost).	<u>70</u> %
4.	Balance Cost to be Incurred (Based on Estimated Cost).	Rs. <u>1,50,000,00</u>
5.	Cost Incurred on Additional/Extra Items as on _____ not included in the Estimated Cost (Annexure A).	Rs. <u>-</u>

Yours Faithfully,

Mukesh Kumar Gupta
Mukesh Kumar Gupta
 Certified Civil Engineer
 Urban Development and Housing Department
 Reg. No. -BR/UDHD/CE/23-0231

Signature of Engineer.(License No.....)

*Note :

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate/Completion Certificate.
2. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred / to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra/Additional Items executed with cost
(Which were not Part of the original Estimate of Total Cost)

(FOR REGISTRATION OF TA PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project State RERA Registration Number BRERAP84609-2/1064/R-806/2019

Project Name: **PRITHVI TOWER**

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated Column - A	Incurred & Paid Column - B
1	i Land Cost:		
	a Acquisition Cost of Land or Development Rights, lease Premium, lease Rent, interest Cost incurred or payable on Land Cost and legal cost		
	b Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority		
	c Acquisition Cost of TDR (if any)		
	d Amount payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.		
	e Land Premium payable as per annual statement of rats (ASR) for redevelopment of Land owned by Public Authorities.		
	f Under Rehabilitation Scheme:		
	(i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer (in Column - A)		
	(ii) Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column - B)		
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered		

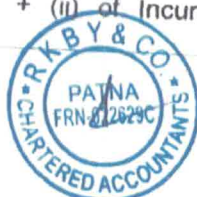


Branch Office :

1. Prem Sandesh Bhawan, Gali No-2, Line Par, Mirazapur Nawadah, Bihar 805110
Mob.: 9300448164, Email : ravindra.rkyadav@gmail.com

2. House No- D1, Friends Complex, Rahamat Colony, Doranda, Ranchi, Jharkhand 834002
Mob.: 9065348392, Email : cafaisalkhan@gmail.com

	(iii)	Cost towards clearance of land of all or any encumbrance including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation of rent in lieu of transit Accommodation, overhead cost		
	(iv)	Cost of ASR linked premium, fees, charges, and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation		
Sub-Total of Land Cost				
ii	Development Cost/Cost of Construction:			
a (i)	Estimated Cost of Construction as certified by Engineer (Column – A)			
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column – B) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)			
a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, electricity, sewerage, drainage, layout roads etc., cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.			
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.			
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:			
Sub-Total of Development Cost				
2	Total Estimated Cost of the Real Estate Project (1 (i) + (ii) of Estimated) Column – A			
3	Total Cost Incurred and Paid of the Real Estate Project (1 (i) + (ii) of Incurred) Column - B			



4		Percentage of completion of Construction Work (as per Project Architect's Certificate on completion of project)		
5		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2)		
6		Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 5)		
7	Less:	Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		
8		Net amount which can be withdrawn from the Designated Bank Account under this certificate.		

This certificate is being issued for RERA compliance for Company Surya Buildcons Pvt. Ltd. for PRITHVI TOWER and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C


(RAJEEV KUMAR BHARATI)

Partner

M.No. -518038

UDIN 25518038BMJAWO5123



PLACE: PATNA

DATE 14.04.2025

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr.No.	Particulars	Block A	
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred	5,00,00,000	
2	Balance amount of receivables from sold apartments as per Annexure – A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	3,50,00,000	
3	(i) Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts	1,50,00,000.	
	(ii) Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this certificate.	1,50,00,000	
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	5,00,00,000	
5	Amount to be deposited in Designated Account – 70% or 100% if 4 is greater than 1, then 70% of the balance receivables of Ongoing project will be deposited in designated Account. If 4 is lesser than 1, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	100%	

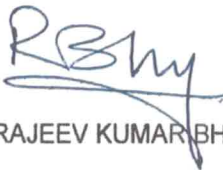
This certificate is being issued for RERA compliance for the Company Surya Buildcons Pvt. Ltd. for PRITHVI TOWER and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

For R K B Y & CO.

Chartered Accountants

FRN No.:- 022629C



(RAJEEV KUMAR BHARATI)

Partner

M.No. -518038

UDIN 25518038BMJAWO5123



PLACE: PATNA

DATE 14.04.2025

Annexure - A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

(Amount in Rs.)

Sr. No.	Flat No.	Carpet Area (in Sq. Ft.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Amount
1	201	685	19,18,000	19,18,000	0
2	205	935	26,18,000	26,18,000	0
3	402	935	26,18,000	26,18,000	0
4	502	935	26,18,000	26,18,000	0
					0
Total		3490	97,72,000	97,72,000	0



(Unsold Inventory Valuation)
Of the Residential/commercial premises (Super Build-up)

(Amount in Rs.)

Sr. No.	Flat/Shop No.	Carpet Area (in Sq. Ft.)	Super Build-up Area (in Sq. Ft.)	Unit Consideration as per* Minimum Circle Value
1	103			
2	104			
3	301			
4	401			
5	402			
6	403			
7	404			
8	305			
9	306			
10	307			
11	405			
12	406			
13	407			

* As per minimum circle value

